## Lido Villas



Planning Commission, Public Hearing 3303 and 3355 Via Lido September 5, 2013



#### **Project Summary**

 Demolish 3-story office/retail building, church, and 56-space parking lot

 Construct 23 townhouse-style condominium dwellings and 12-space guest parking area

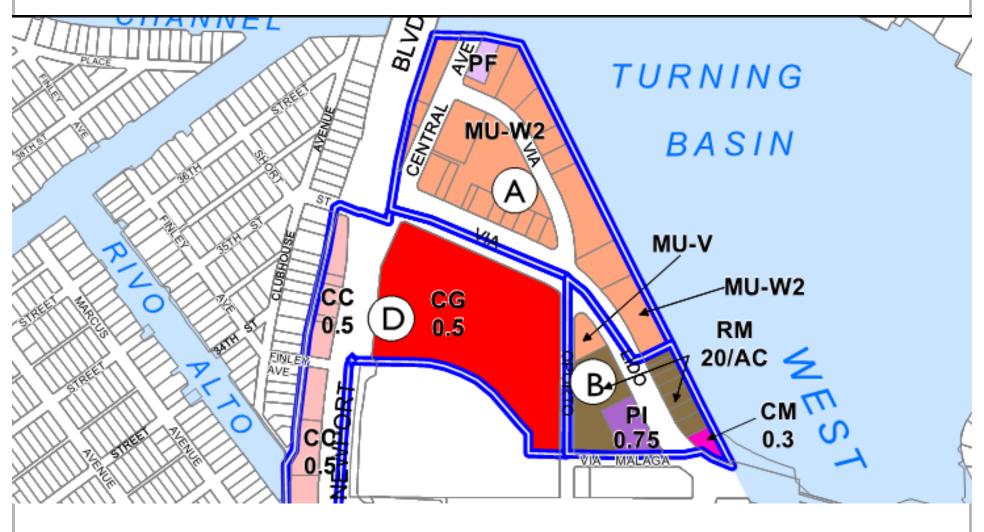
#### Applications (PA2012-146)



- General Plan Amendment No. GP2012-005
- Coastal Land Use Plan Amendment No. LC2013-001
- Zoning Code Amendment No. CA2012-008
- Site Development Review No. SD2013-001
- Tentative Tract Map No. NT2013-001
- Mitigated Negative Declaration No. ND2013-001

## Vicinity Map-Lido Village





**Aerial Photograph** 



08/22/2013

# **Oblique Aerial facing East**



## 3303 Via Lido from Via Lido





## 3303 Via Lido from Via Lido



# 3355 Via Lido-from Via Lido



## 56-space surface parking lot



## 3303 Via Lido from Via Malaga

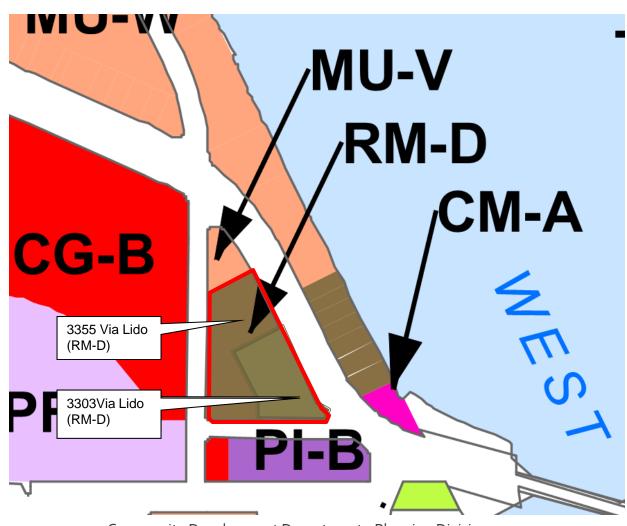


#### **GP** Amendment

- Section 423-Not a major amendment
- SB-18 Tribal Notification is ongoing



#### **CLUP Amendment**



08/22/2013

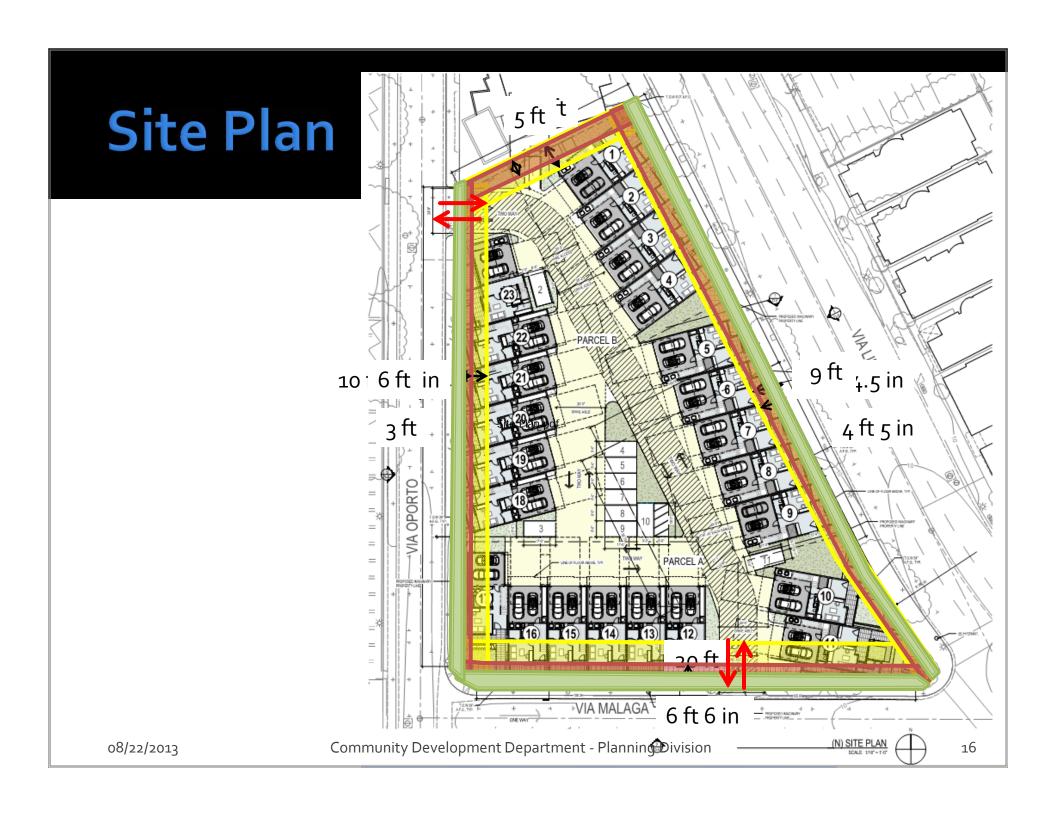
Community Development Department - Planning Division

## **Zoning Amendment**

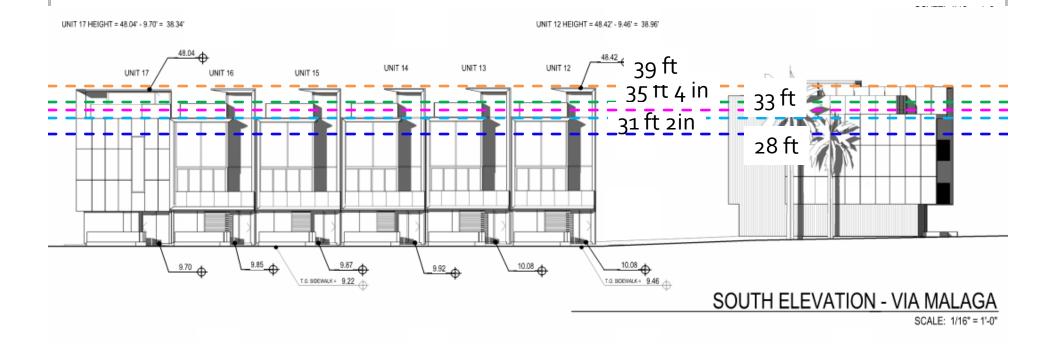


## **Lido Villas Planned Community**

- Establish a planned community with development standards appropriate and compatible with Lido Village.
- Development standards are modeled after the RM Zoning District.
- Variations in height and setbacks are proposed.
- Waiver of 10 acre minimum.



#### **Exterior Elevations-South**



## Lido Village Design Guidelines



### Lido Triangle Goals

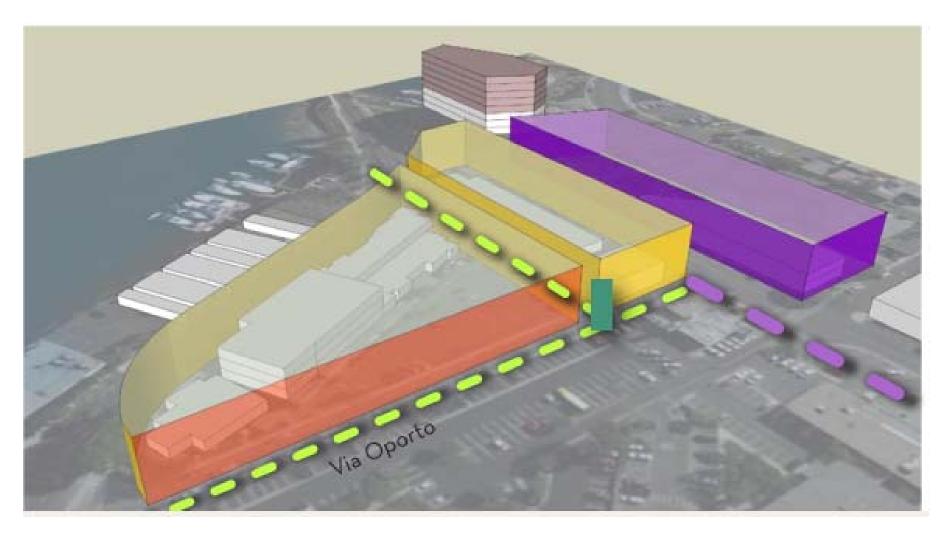


- Improvements should be sensitive to the lessintensive land uses of worship and residential sites.
- Traffic calming devices should be incorporated to promote safe street environments.
- Building and massing should be horizontal to reinforce the pedestrian interface.
- Pursue joint parking opportunities.

## **Edge Conditions**



# **Edge Conditions**



#### **Architectural Themes**

- Design Guidelines suggest Coastal or Mediterranean architectural themes or a combination thereof.
- Building materials consist of wood siding, stainless steel panels, and glass railings creating a modern interpretation.
- Guidelines are not standards.

#### Architecture



# Common Open Space



#### Landscape Area Totals



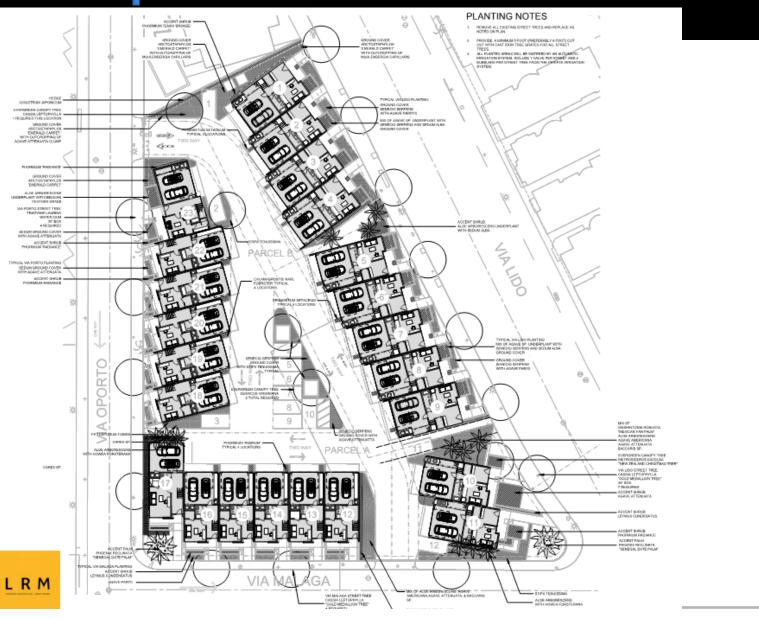
## Landscape/Hardscape



07/13/2012

#### Landscape Plan

07/13/2012



27

## **Existing Parcel Configuration**



# **Tentative Tract Map**



#### **CEQA Review**



- Mitigated Negative Declaration-ND2013-001
- State Clearing House No. 2013071050
- Public comment period July 12, 2013 through August 13, 2013.
- Mitigation Measures for Air Quality, Cultural Resources, and Hazards and Hazardous Materials are included in the Mitigation Monitoring Program.

#### Summary



- Land use amendments are compatible with the Lido Village neighborhood (add of 7 units).
- Land use and site design of the project are appropriate. Height and architecture may warrant additional discussion.
- Identify any suggested changes to project design, if appropriate.
- Tentative Council date is November 12, 2013

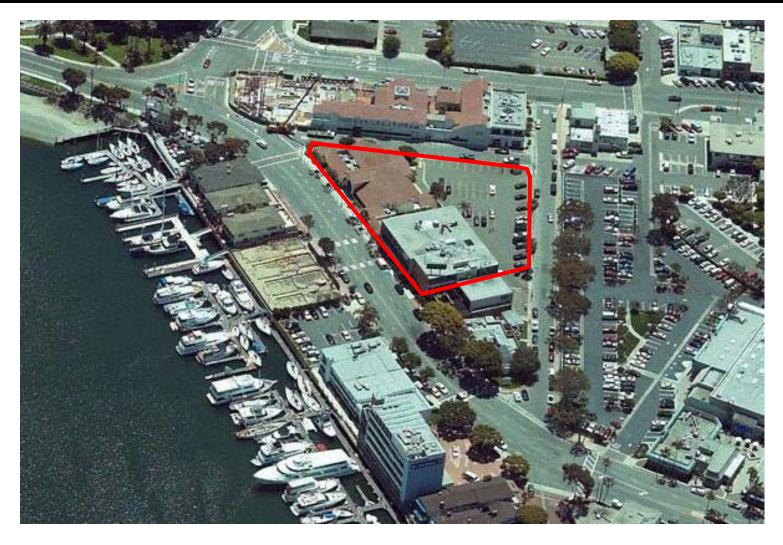


#### For more information contact:

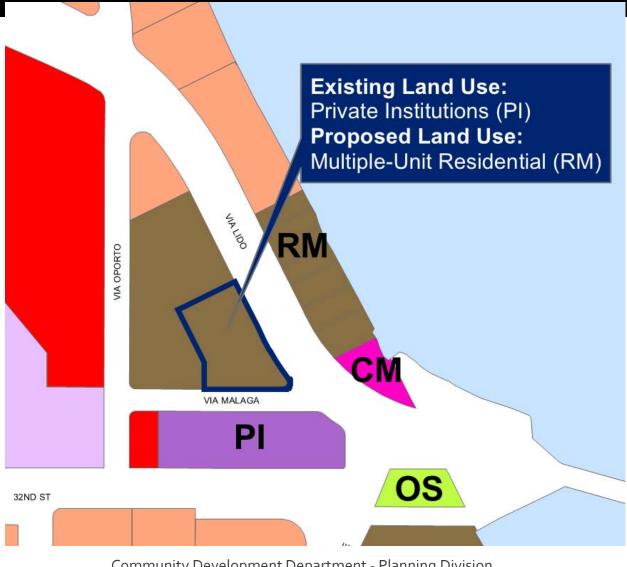
Makana Nova 949-644-3249

www.newportbeachca.gov

# Oblique Aerial facing South



#### **GP** Amendment



# Section 423



	Increase in Allowed Floor Area	Increase in A.M. Peak Hour Trips	Increase in P.M. Peak Hour Trips	Increase in Allowed Dwelling Units
GP2012-005 (PA2012-146) 3303 Via Lido	0 sq. ft.	0	0	7
Prior Amendments (80%)  1. GP2011-010 (PA2011-209)  2. GP2011-003 (PA2011-024)  3. GP2010-005 (PA2010-052)	16,275	48.63	64.81	2
TOTALS	16,275	48.63	64.81	9
Section 423 Thresholds	40,000 sq. ft.	100	100	100
Vote	No	No	No	No

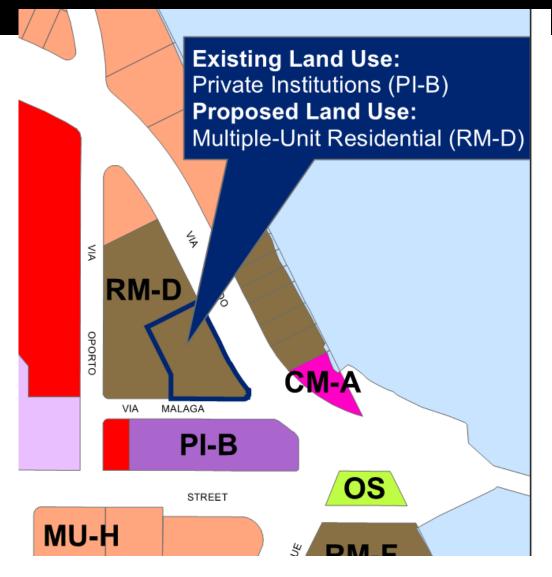
08/22/2013

Community Development Department - Planning Division

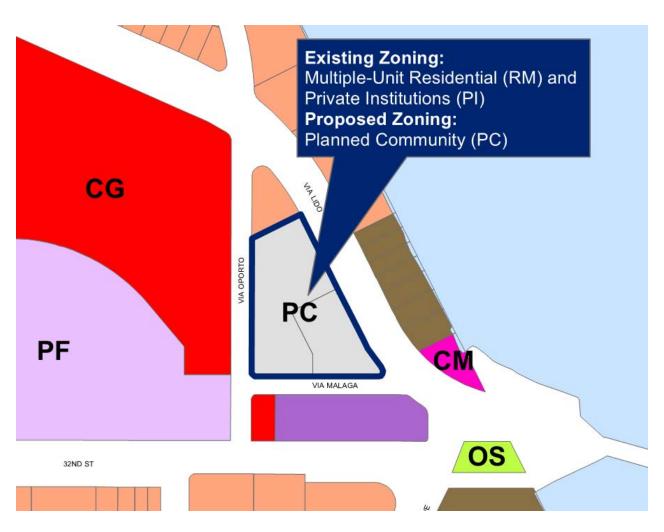
#### **SB-18 Tribal Notification**

- NAHC provided a list identifying 14 contacts with the MND
- 90-day consultation period ending November 4, 2013.
- A second round of notices sent August 6<sup>th</sup>
- A 45-day review period has been requested, which would end September 20<sup>th</sup>. Staff is awaiting responses from several contacts regarding this request.

#### **CLUP Amendment**



## **Zoning Amendment**



#### **Exterior Elevations-East**

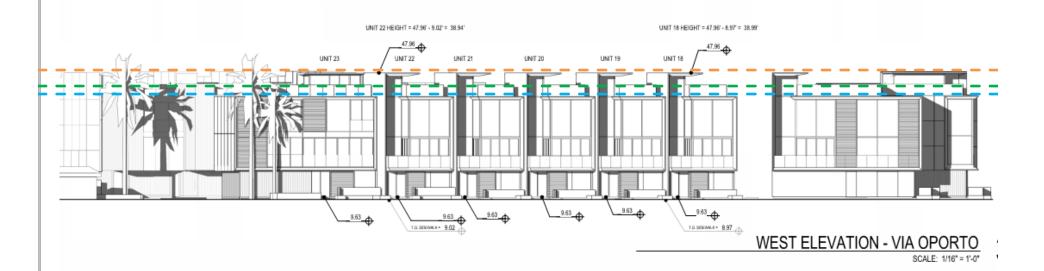




EAST ELEVATION - VIA LIDO

SCALE: 1/16" = 1'-0"

#### **Exterior Elevations-West**



#### **Alternatives**

- Continue the item to the September 5<sup>th</sup>
   Planning Commission Meeting if additional consideration is necessary.
- If the Planning Commission recommends denial of the application, Staff suggests denying the application without prejudice to allow for an appropriate redesign of the project.

#### Updates

- One public comment and several agency comments were received in response to the MND.
- Impact Fees
- Requested revisions to conditions can be provided as an updated Exhibit "F" to the draft resolution for approval.
- Covenants, Conditions, and Restrictions
- Tentative Council date is November 12, 2013.